

Grant County Planning Commission

March 28th, 2005

The March 28 2005 regular meeting of the Planning Commission was called to order by Chairman John Lawrence at 7:00 p.m.

Those in attendance: John Lawrence, Vernon Webster, Nick Kinman, Bill Marksberry, Marvin Faulkner, Brooke Rider, Nancy Duley, Marlon Kinsey, Howard Brewer Jr., Attorney: Tom Nienaber, Engineer: Ray Erpenbeck, Administrator: Jonathan Britt, Secretary: Becky Ruholl

There was a quorum present.

ITEM 1: FEBRUARY MINUTES

Howard Brewer Jr. made a motion to approve the February meeting minutes, Brooke Rider seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 2: FEBRUARY FINANCIAL REPORT

Vernon Webster made a motion to approve the February financial report, Nick Kinman seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 3: ADMINISTRATORS REPORT

None

ITEM 4: 2005-2006 FY BUDGET

The Commission reviewed the proposed budget. Jonathan Britt said that there was a \$6,000 difference between this years budget and last years budget and this years budget included the \$9,800 for the KACO insurance.

Howard Brewer Jr. questioned the Cities percentages of the Budget and stated that most of the growth in the County was in the Crittenden area.

Chairman Lawrence said that the percentages are built into the Interlocal Agreement between the Legislative Bodies and all the Bodies would have to agree to amend the percentages.

Jonathan Britt said that it is discussed every year during the budget review that the Cities and the County need to discuss amending the percentages. He said that the Commission could include in their approval of this budget a request asking Jonathan to write a letter to each Legislative Body trying to get them to re negotiate those percentages.

Howard Brewer Jr. made a motion to approve the 2005-2006 Budget as presented and to have Jonathan contact the Legislative Bodies and encourage them to get together and discuss the percentages, Marvin Faulkner seconded the motion.

The Commission discussed having two separate motions.

Howard Brewer Jr. withdrew his motion, Marvin Faulkner withdrew his second of that motion.

Howard Brewer Jr. made a motion to approve the 2005-2006 Budget as presented, Marvin Faulkner seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Howard Brewer Jr. made a motion to approve have Jonathan contact the Legislative Bodies and encourage them to get together and discuss the percentages that they pay towards the Commission Budget, Bill Marksberry seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 5: ZONE CHANGE - FINKE

Steve Howe, representing the applicant, stated that they request that the item be tabled for 60 days so that they can bring more information before the Commission. He also stated that they waive all time requirements.

Jonathan Britt stated that tabling the hearing for 60 days was not a problem and the hearing would be re-advertised.

Marvin Faulkner made a motion to table the hearing for 60 days and to re-advertise the hearing, Vernon Webster seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 6: GARY BOWLING - STRIP MALL - SITE PLAN

John Lawrence read a letter from Erpenbeck Engineers recommending approval of the plan.

Mr. Wallace, representing Mr. Bowling, stated that the property was zoned Central Business District and the plan showed a 17,000 square foot strip center.

Jonathan Britt asked if there were any problems connecting to the City sewer. Mr. Bowling said that he had received a letter from the City approving the sewer.

Marvin Faulkner stated that the two way traffic area between the curb and buildings B and A was very tight.

Craig Moore stated that it was 24 feet wide which meets the requirements of the Subdivision Regulations.

Jonathan Britt said that if the parking space to the south of that area was removed there would be more area.

Craig Moore said that they could lose one parking space and still meet the requirements of the parking.

Jonathan Britt said that may be an option to allow for more width in the traffic area.

Vernon Webster asked why there was not a sidewalk shown going up Kings Height to the end of the property.

Jonathan Britt stated that a sidewalk was not required in the CBD zone.

Mr. Bowling stated that he would agree to build the sidewalk from where the existing sidewalk ends to the corner of building A on the side towards Highway 25.

Vernon Webster said that the sidewalk should extend from the existing sidewalk to the end of Mr. Bowlings property.

Chairman Lawrence asked Mr. Bowling if he would agree to extend the sidewalk to the end of his property.

Mr. Bowling asked if that was the requirement. Mr. Bowling then agreed to extend the sidewalk from where it exists to the end of his property.

Mr. Wallace asked that the Commission amend the requirements if they want to require sidewalks in the CBD zone.

Marvin Faulkner made a motion to approve the plan with the condition that a sidewalk be built from the existing sidewalk to the end of the owners property, Vernon Webster seconded the motion. A hand vote was taken, Vernon Webster: yes, Nick Kinman: yes, Bill Marksberry: yes, Marvin Faulkner: yes, Brooke Rider: yes, Nancy Duley: yes, Marlon Kinsey: yes, Howard Brewer Jr.: no. Motion passes.

ITEM 7: JAMES CALDWELL - SITE PLAN - REVISED

Vernon Webster read a letter from Erpenbeck Engineers recommending approval of the plat.

Jerry Keith said that a site plan for this property had been approved by the Commission about 2 years ago. He said that the size of the building has increased from 3,600 square feet to 4,200 square feet which increased the required parking spaces. He said that the plan shows 8 off site parking spaces which will be for employee parking. He said there is an existing sidewalk and the off site parking meets the requirements of the Subdivision Regulations.

Jonathan Britt said that the site plan had been approved in May of 2003 and included in that file was a letter from Mr. Caldwell stating that the space indicated as lower level of proposed building would not be used for leased area for permitted or conditional uses unless additional parking requirements for the space were approved by the Planning Commission. Jonathan said that Mr. Caldwell should issue a new letter agreeing to that condition for the revised plan.

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Mr. Keith said that they would agree to that condition and he would have Mr. Caldwell to write a new letter.

Brooke Rider made a motion to approve the plat as recommended by Erpenbeck Engineers with the condition that an updated letter be issued in reference to footnote #10 on the plan, Marvin Faulkner seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 8: CONVEYANCE PLATS - FEBRUARY

Nick Kinman stated that he thought that the Stith Trust land was on Heekin Lawrenceville instead of Chipman Ridge Road. Jonathan said that he would check and change the location if necessary.

Nick Kinman made a motion to approve the February Conveyances, Marvin Faulkner seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 9: EXECUTIVE SESSION

none

ITEM 10: OTHER BUSINESS

none

ITEM 11: ADJOURNMENT

Nick Kinman made a motion to adjourn, Bill Marksberry seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

JOHN LAWRENCE, CHAIRMAN - DATE

NICK KINMAN, SECRETARY - DATE

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